



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 x1190 • FAX (508) 839-4602
www.grafton-ma.gov

RECEIVED
OCT 17 2019
Zoning Board of Appeals

**ZONING DETERMINATION
TO BE COMPLETED BY APPLICANT**

NAME MICHAEL CAPURSO
STREET 58 CASTINE STREET CITY/TOWN WORCESTER
STATE MA ZIP 01606 TELEPHONE 508-410-4551
NAME OF PROPERTY OWNER (if different from Applicant) MAXWELL REALTY TRUST

SITE INFORMATION

STREET AND NUMBER 33 BERNARD ROAD
ASSESSOR'S MAP(S) 55 LOT #(S) 71
LOT SIZE 4,325 FRONTAGE 50'
CURRENT USE SINGE FAMILY DWELLING
PROPOSED USE addition of a dormer on the 2nd floor

TO BE COMPLETED BY THE ZONING ENFORCEMENT OFFICER

The project is zoned (check all that apply)

| | | |
|---|---|--|
| <input type="checkbox"/> A - Agricultural | <input type="checkbox"/> RMF - Residential Multi-Family | <input type="checkbox"/> I - Industrial |
| <input type="checkbox"/> R40 - Residential 40,000 sf | <input type="checkbox"/> NB - Neighborhood Business | <input type="checkbox"/> OLI - Office / Light Industry |
| <input checked="" type="checkbox"/> R20 - Residential 20,000 sf | <input type="checkbox"/> CB - Community Business | <input type="checkbox"/> FP - Flood Plain |

Overlay Districts

| | |
|---|--|
| <input checked="" type="checkbox"/> WSPO - Water Supply Protection Overlay District | <input type="checkbox"/> FSGOD - Fisherville Smart Growth Overlay District |
| <input type="checkbox"/> CDO - Campus Development Overlay District | <input type="checkbox"/> PDSOD - 43D Priority Development Overlay District |

The proposed use is:

- ☐ Permitted in the zone(s)
☐ Conditionally permitted in the zone(s)
☐ Not permitted in the zone(s)

The proposal must be heard by the following Board:

- ☐ Planning Board
☒ Special Permit
☐ Site Plan Approval Only
☐ Other _____
☒ Zoning Board of Appeals

1. dwelling was built in 1928 as per the Board of Assessors residential property record card.
2. plot plan produced by B&R SURVEY dated 9-13-19 (not stamped) the existing dwelling does not meet the current side setback of 15 feet as per ZBL 3.2.3.2 - Intensity of Use Schedule, actual side setback is 1 feet 6 inches.
3. my opinion this structure is a pre-existing, non-conforming structure & pre-existing non-conforming lot.
4. plot plan produced by B&R SURVEY dated 9-13-19 (not stamped) the proposed 2nd floor dormer will not meet the current side setback 15 feet as per ZBL 3.2.3.2 - Intensity of Use Schedule. Proposed 2nd floor dormer side setback would be 13 feet 6 inches.
5. ZBL 3.4.3.5 Pre-existing, non-conforming structures or uses may be extended, altered, or changed only by special permit, provided that not such extension, alteration, or change shall be permitted unless the Zoning Board of Appeals finds that such extension, alteration, or change will not be substantially more detrimental than the existing, non-conforming structure.

Zoning Enforcement Officer

Robert D. Berger

Date: 10/17/2019